

January 18, 2021
Yoakum City Hall
Conference Room – 11:30 AM

REGULAR MEETING OF THE YOAKUM ECONOMIC DEVELOPMENT
CORPORATION BOARD OF DIRECTORS

PRESENT: Gery Maneth..... President
Whitney Boone..... Vice-President
Arthur Hermann..... Secretary
Sean Mooney..... Director
Anita R. Rodríguez..... Director
Linda Schmidt..... Director
Terry Stokes..... Executive Director
Kevin M. Coleman..... City Manager
Theresa A. Bowe..... City Clerk

ABSENT: None

President Maneth called the meeting to order at 11:31 AM and guests were welcomed.

Director Rodriguez made a motion to adopt the minutes of the meeting of December 14, 2020 as presented. Motion was seconded by Director Mooney and carried unanimously.

City Manager Coleman provided information regarding the Quarterly Financial Report. Director Mooney made a motion to accept the report as presented. Second was made by Director Rodriguez; motion carried unanimously.

Revisions to proposed budgetary implementation related to transitioning from the existing grant programs to the new proposed grant programs were reviewed. Year-to-date expenses for existing grant programs were provided. Funding has been reallocated to the new programs with the total budget expenditures remaining the same. After discussion, Director Rodriguez made a motion to accept the proposed budgetary revisions as presented. Motion was seconded by Director Mooney and carried unanimously.

Under the President's Report, President Maneth provided an update on recently purchased property at 306 Irvine Street. The contractor is scheduled to be on site on January 23rd or 24th to begin demolition. Removal of the structure will begin the following day. Director Mooney presented information regarding the volunteer code enforcement program previously proposed. Ambassadors involved in the program would be unable to remain anonymous which discourages those interested in participating, and training for the volunteers would be a large portion of the program and could overwhelm the Code Enforcement officials on staff. He indicated that he would like to review the possibility of increasing the staff in the Code Enforcement Department. The cleaning of the underpass was discussed: a bid was received by City staff from Weaver & Jacobs Constructors of Cuero, Texas in the amount of \$92,000. The Texas Department of Transportation committed to assisting with the control of traffic during the project but would not assist with funding or maintenance. Discussion was held regarding assistance from the YEDC for funding the project. President Maneth questioned the responsibility for funding of City maintenance issues by the YEDC as opposed to being financed entirely through the City budget. The scope of the project was discussed. Comments from President Maneth were received concerning areas of blight, including the underpass, not being maintained by the City.

Motion by Director Rodriguez to approve the creation of a Finance Committee and the associated charters as presented. Second was made by Director Mooney. Motion carried unanimously.

Vice-President Boone made a motion to appoint President Maneth, Director Mooney, and Director Schmidt to the Finance Committee. Motion was seconded by Director Rodriguez and carried unanimously.

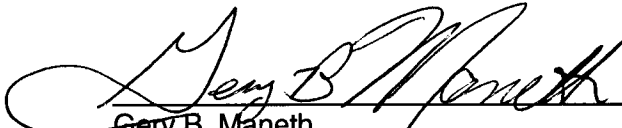
Motion by Director Schmidt to approve the creation of the Recruitment and Nomination Committee and its associated charter, and appoint Director Rodriguez as Chair of the Committee. Secretary Hermann seconded the motion. Motion carried unanimously.

Director Rodriguez made a motion to approve the proposed amendment to the Marketing and Communications Committee Charter as presented. Second was made by Director Schmidt and motion carried unanimously.

Discussion was held regarding candidates for filling the open position on the Marketing and Communications Committee. After discussion, Director Mooney made a motion to appoint Mitchell Franz, David Weber, and Jim Brzozowski to the committee. Second was made by Secretary Hermann; motion carried unanimously.

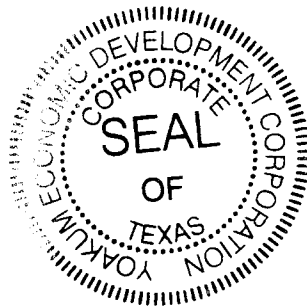
Under the Executive Director report, information was presented regarding the possibility of reinitiating the Emergency Economic Sustainability and Resilience Program to assist local businesses. President Maneth indicated that the Board will wait on implementing any local benefit packages until Federal initiatives were put in place. Discussion of sponsorship of the Celebration of the 175th Anniversary of DeWitt County's Founding was tabled by President Maneth for a future meeting. Program information was presented for the strategic planning and implementation of the new grant and incentive programs. An update was provided on the Golden Crescent Regional Planning Commission's Yoakum-related activities including regional economic development and marketing programs and information regarding global marketing consultants. Economic development related news articles from the past month were presented for review.

There being no further business, the meeting adjourned at 12:51 PM.


Gery B. Maneth
President

ATTEST:


Theresa A. Bowe, City Clerk



February 22, 2021
Yoakum City Hall
Conference Room – 11:30 AM

REGULAR MEETING OF THE YOAKUM ECONOMIC DEVELOPMENT
CORPORATION BOARD OF DIRECTORS

PRESENT: Gery Maneth.....President
Arthur Hermann.....Secretary
Sean Mooney.....Director
Anita R. Rodríguez.....Director
Linda Schmidt.....Director
Terry Stokes.....Executive Director
Kevin M. Coleman.....City Manager
Theresa A. Bowe.....City Clerk

ABSENT: Whitney Boone.....Vice-President

President Maneth called the meeting to order at 11:30 AM and guests were welcomed. Elorine Sitka was acknowledged and presented a plaque for her years of dedicated service to the YEDC Board.

Director Rodriguez made a motion to adopt the minutes of the meeting of January 18, 2021 as amended. Motion was seconded by Director Mooney and carried unanimously.

Under the President’s Report, President Maneth provided an update on recently purchased property at 306 Irvine Street and discussed the design concepts for proposed parking spaces. A report was received from the Board liaisons to City appointed Boards, County Officials and other area agencies. Discussion was held to schedule the Joint City Council/YEDC meeting in April of 2021.

The Board received a report from the Marketing and Communications Committee. The strategic planning process will be addressed in the near future. The Committee is updating the document for review by the Board at the March meeting. The current brand of the Board was discussed. The first step in the process is to have a business oriented logo design to represent the Board. An identified design firm will be doing the design. Design work should be underway by the March meeting.

A report was received from the Finance Committee. The Committee has spent the last month getting organized and have had one meeting. The Committee is contacting realtors for building and site locations. Quarterly budgets from the City Manager have been working to this point, but may be asking to receive the reports on a monthly basis.

Director Mooney made a motion to appoint Evelyn Miculka, Carl O’Neill and Connie Zimmerman to the Recruitment and Nomination Committee. Second was made by Director Schmidt. Motion carried unanimously.


Information was presented regarding the proposed participation in a regional economic development strategic planning effort sponsored by the Victoria Sales Tax Development Corporation (VSTDC). Participation would provide the YEDC with pooled resources to compete against other regions in the State of Texas and other states in the country. Cost of participation would be \$5,000 and would pair activities with other area cities. After discussion, Director Rodriguez made a motion to approve the participation and authorize funding in the amount of \$5,000. Motion was seconded by Director Mooney and carried unanimously.

Under the Executive Director report, a set of eight initiatives have been outlined for new grants and incentives. Four of the packages were presented for review. The initiatives are meant to strengthen

Yoakum's local businesses, and assist new businesses to succeed. Requirements and guidelines were presented. A complete set of the initiatives will be provided at the March 2021 meeting for consideration. Information. Economic development related news articles from the past month were presented for review.


President Maneth announced that the Board would enter into Executive Session at 12:39 PM to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of the YEDC Executive Director (V.T.C.A., Gov. Code, Sec. 551.074) and the meeting was closed to the public. The meeting re-opened to the public at 1:14 PM. Action resulting from Executive Session: Director Mooney made a motion to approve a salary increase for Executive Director Terry Stokes in the amount of 5% effective immediately. Second was made by Director Schmidt and motion carried unanimously.

There being no further business, the meeting adjourned at 1:14 PM.

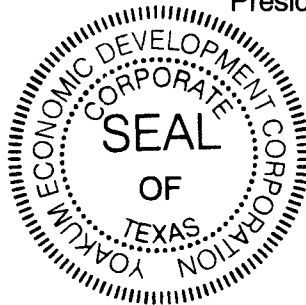


Gary B. Maneth
President

ATTEST:



Theresa A. Bowe, City Clerk



March 15, 2021
Yoakum City Hall
Conference Room – 11:30 AM

REGULAR MEETING OF THE YOAKUM ECONOMIC DEVELOPMENT
CORPORATION BOARD OF DIRECTORS

PRESENT: Gery Maneth..... President
Whitney Boone..... Vice-President
Arthur Hermann..... Secretary
Sean Mooney..... Director
Anita R. Rodríguez..... Director
Linda Schmidt..... Director
Terry Stokes..... Executive Director
Kevin M. Coleman..... City Manager
Theresa A. Bowe..... City Clerk

ABSENT: None

President Maneth called the meeting to order at 11:32 AM and guests were welcomed.

Director Mooney made a motion to adopt the minutes of the meeting of February 22, 2021 as amended. Motion was seconded by Director Schmidt and carried unanimously.

Under the President’s Report, President Maneth provided an update on recently purchased property at 306 Irvine Street and discussed the bill presented from Brooks Rudolph for the demolition of the structure. Patrick Matussek with Maverick Engineering has taken the grades of the lot to provide to bidders. Base for the surface of the parking area was discussed; water flow issues and curbing questions were reviewed. President Maneth indicated that the YEDC will not pay for any curbing of the area, but will pay for the installation of the sidewalk. A report was received from the liaisons to YEDC Stakeholders. Discussion was held regarding the scheduled Joint City Council/YEDC meeting in April of 2021. Director Mooney provided information regarding Code Enforcement issues that are being addressed by the City Council and City staff. He indicated that Council has scheduled a workshop to review procedures and options in a more in-depth conversation with staff and Council. President Maneth indicated that a joint meeting may not be of benefit at this time and would revisit the possibility of a joint meeting after the scheduled March 22, 2021 Special Council Meeting. Discussion was held regarding the establishment of a YEDC headquarters in the downtown area and review of site options. Multiple options were presented, one of which was a building located on W. Grand Avenue that will be leased from Mr. Tommy Barre that will be provided rent-free for the initial 6-month period with improvements being paid for by the YEDC; thereafter the building will be leased in the amount of \$400 per month. No action by the Board was taken.

Director Boone provided a report from the Marketing and Communications Committee. The Corporation brand development project is underway and logos from the designated design team will be presented for review at a future meeting. A meeting was held with the Yoakum Area Chamber of Commerce regarding marketing related activities. Plans are to hold two to three activities throughout the year including a Cinco de Mayo event and a shop & stroll event.

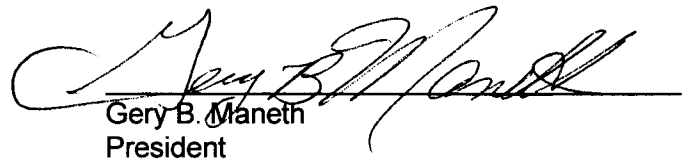
Information was presented regarding a partnering opportunity with the Yoakum Area Chamber of Commerce. After review, Director Hermann made a motion to participate in the “Chamber Challenge” in an amount not to exceed \$1,200. Second was made by Director Mooney. Motion carried unanimously.

Director Schmidt provided a report from the Finance Committee including an update on strategies for working with realtors on major projects and monthly budget reviews. A team of realtors have been established to work through and propose strategies.

Under the Executive Director report, information was presented regarding approving the first set of distribution packages, applications, and evaluation checklists for YEDC's new grants and incentives. Specific grants were provided for review. After discussion, Director Hermann made a motion to approve the proposed packages, applications, and evaluation checklists as presented. Motion was seconded by Director Boone and carried unanimously. An update was provided on YEDC's Strategic Planning process. Communication with the downtown business owners will be initiated in relation to the Strategic Planning process. Distribution of economic development-related news articles from the past month were presented for information.

A discussion was held regarding a façade grant; discussion should be held with local merchants. Code Enforcement issues and the Hwy 111 underpass on the east thoroughfare were discussed.

There being no further business, the meeting adjourned at 12:45 PM.


Gery B. Maneth
President

ATTEST:


Theresa A. Bowe, City Clerk



April 19, 2021
Yoakum City Hall
Conference Room – 11:30 AM

REGULAR MEETING OF THE YOAKUM ECONOMIC DEVELOPMENT
CORPORATION BOARD OF DIRECTORS

PRESENT: Gery Maneth..... President
Whitney Boone..... Vice-President
Arthur Hermann..... Secretary
Sean Mooney..... Director
Anita R. Rodriguez..... Director
Linda Schmidt..... Director
Terry Stokes..... Executive Director
Kevin M. Coleman..... City Manager
Theresa A. Bowe..... City Clerk

ABSENT: None

President Maneth called the meeting to order at 11:34 AM and guests were welcomed.

Director Mooney made a motion to adopt the minutes of the meeting of March 15, 2021 as amended. Motion was seconded by Director Boone and carried unanimously.

Questions were posed and addressed regarding funding available during the pandemic, the amounts left in reserves, and funds no longer set aside for specific programs. After discussion, Director Herman made a motion to accept the Quarterly Financial Report as presented. Second was made by Director Mooney; motion carried unanimously.

Under the President's Report, President Maneth provided an update on property purchased at 306 Irvine Street. The engineer is behind schedule and recommendations for the base to be utilized have not been received as of this date. The engineer has indicated that the information will be provided by the end of the week. Local suppliers will be provided an opportunity to bid on providing the material to be used.

The Board received reports from the liaisons to YEDC stakeholders: Director Mooney reported a productive outcome regarding code enforcement issues that have been addressed with City Council. Code Enforcement personnel will be prioritizing five properties at a time to assess. Mechanic shops that have an abundance of cars stored on the property will be addressed; staff and the City Attorney are working through potential ordinances to limit the storage of vehicles and procedures for the abatement of junk cars. President Maneth asked that downtown properties that are an issue be prioritized. And Director Mooney announced that Mayor Annie Rodriguez is retiring at the May 11th Council meeting. Mrs. Tanya Wenzel will be sworn in as the newest Councilmember on that date, as well.

President Maneth provided a report based on his meeting with the Lavaca County Judge. The Judge indicated that he would be interested in meeting with President Maneth and Executive Director Stokes about economic development issues and plans will be made.

Vice-President Boone provided a report based on a meeting held with the Yoakum Independent School District representatives. The YISD expressed an interest in partnering with YEDC to help with programming including college, career and military readiness programs which could possibly qualify for Community Improvement Grant Program that is currently in place. YISD representatives indicated that the school is struggling to locate teachers for the specific areas of interest being targeted; Executive Director Stokes suggested utilizing a hiring firm to assist with that search.

Information was presented regarding the establishment of a YEDC Headquarters at property described as 215-A West Grand Avenue in the downtown area. The property will need electrical and aesthetic improvements funded by the YEDC. Property owner Tommy Barre has agreed to a three-year lease in the amount of \$400. After discussion, Director Mooney made a motion to approve the establishment of the YEDC headquarters at 215-A West Grand Avenue and authorize the execution of a lease agreement in the amount of \$400 per month for a three-year period with Tommy Barre. Motion was seconded by Director Schmidt and motion carried unanimously.

Vice-President Boone provided a report from the Marketing and Communications Committee regarding the brand development for the corporation. Designs are being created by the acquired firm and are being critiqued by the committee. Final options will be provided to the Board for review at a later date.

The "Cinco de Mayo" celebration discussed with the Yoakum Area Chamber of Commerce was discussed. After review, Director Hermann made a motion to approve a YEDC financial partnership with the Yoakum Area Chamber of Commerce on a "Cinco de Mayo" celebration to include eight restaurants, with 500 tickets to be printed providing a \$4.00 discount on meals. The Chamber of Commerce will distribute at the Shop and Stroll event. The Chamber of Commerce has requested the YEDC to assist with the cost of the discounted portion of the meals to the restaurants, and printing of the coupons. After discussion, Director Hermann made a motion to approve the request for funding in an amount not to exceed \$2,500. Motion was seconded by Director Schmidt and carried unanimously.

Director Schmidt provided a report from the Finance Committee. A request has been received from Timary Rehabilitative Ventures for reimbursement of funds associated with its approved Business District Preservation Grant. The business has completed HVAC work to the upstairs office units and is requesting \$5,500 of the \$7,500 approved grant. After discussion, Director Schmidt made a motion to approve the request by Timary Rehabilitative Ventures for reimbursement of funds in the amount of not to exceed \$2,250 matching funds. Second was made by Director Boone and motion carried unanimously.

Director Rodriguez provided a report from the Recruitment and Nomination Committee. The committee consists of Director Annie Rodriguez, Mayor Pro-Tem Carl O'Neill, Evelyn Miculka, and Connie Zimmerman. Qualities and qualifications guidelines were reviewed. Suggestions for new Board members are welcome by the Committee.

Proposed recruitment and nomination processes to be deployed by the committee were reviewed including questions to be utilized in interviewing prospective candidates. Suggestions were made to include in the content information to be presented for onboarding of new directors.

Under the Executive Director report, eligible expenses were reviewed for a YEDC Major Projects Grant Program. The proposed program mirrors the Downtown Grant Program to cover other areas of town. After discussion, Director Rodriguez made a motion to approve the overview, application, and evaluation checklist for YEDC's Major Projects Grant Program as presented. Motion was seconded by Director Mooney and carried unanimously.

Review was provided of the upcoming 2021 Stand Up Rural America Summit in Charleston, WV. Executive Director Stokes will be attending.

An update was provided on the Golden Crescent Regional Planning Commission's Yoakum-related activities. Executive Director Stokes is the Chair of that board. The board is in the process of putting together a regional conference, possibly in the month of June to be hosted by the City of Yoakum most likely at the Yoakum Community Center.

Executive Director Stokes provided economic development-related articles from the past month.

President Maneth announced that the Council would enter into Executive Session at 12:24 PM to discuss and deliberate regarding commercial or financial information received from a business prospect that

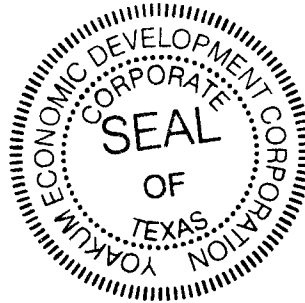
Yoakum Economic Development Corporation seeks to have locate, stay, or expand in or near Yoakum ETJ, and with which the Yoakum Economic Development Corporation is conducting economic development negotiations (V.T.C.A., Government Code, Section 551.087), and deliberate regarding the purchase, exchange, lease, or value of real property (V.T.C.A., Gov. Code, Sec. 551.072). The meeting reopened to the public at 1:06 PM. Action resulting from Executive Session: motion by Director Rodriguez to purchase land for a second industrial park. Second was made by Director Mooney; motion carried unanimously.

There being no further business, the meeting adjourned at 1:07 PM.



Gery B. Maneth
President

ATTEST:


Theresa A. Bowe, City Clerk

April 26, 2021
Conference Room – 5:00 PM
City Hall

JOINT MEETING OF THE
YOAKUM CITY COUNCIL and
YOAKUM ECONOMIC DEVELOPMENT CORPORATION BOARD OF DIRECTORS

PRESENT: Anita R. Rodríguez Mayor/YEDC Director
Carl O'Neill Mayor Pro-Tem
Billy Goodrich Councilmember
Glenn Klander Councilmember
Sean Mooney Councilmember/YEDC Director
Gery Maneth YEDC President
Arthur Hermann YEDC Director
Linda Schmidt YEDC Director
Kevin M. Coleman City Manager
Theresa A. Bowe City Clerk
Terry Stokes Economic Development Executive Director
Kenneth E. Kvinta City Attorney

ABSENT: Whitney Boone YEDC Vice-President

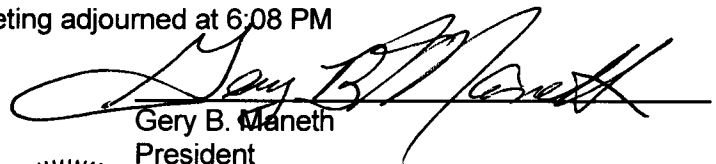
MAYOR Rodriguez called the meeting to order MAYOR Rodriguez called the meeting to order in compliance with V.T.C.A., Gov. Code, Sec. 551.041 at 5:00 PM and opened the meeting to the public.

MAYOR Rodriguez announced that the Council and YEDC would enter into Executive Session at 5:00 PM to deliberate regarding the purchase, exchange, lease, or value of real property (V.T.C.A., Gov. Code, Sec. 551.072). The meeting reopened to the public at 6:01 PM. Action resulting from Executive Session: Motion by Mayor Pro-Tem O'Neill to approve the concept of a second industrial park and approve the YEDC to move forward with the procedures to purchase property. Second was made by Councilmember Mooney; motion carried unanimously.

CONSIDERATION was held for a potential Type B Sales Tax Project pertaining to the purchase, exchange, or lease of real property. Director Schmidt made a motion directing staff to move forward with procedures for a public hearing to be held April 30, 2021 in relation to the project. Motion was seconded by Councilmember/YEDC Director Mooney. Ayes – YEDC Directors Mooney, Schmidt, Rodriguez, and Maneth; Abstained – Hermann. Motion carried.

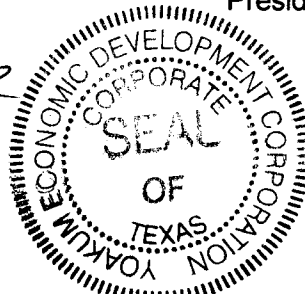
INFORMATION was presented to the Council regarding the new YEDC office headquarters to be established at a building in the downtown area. Executive Director Stokes will be contacting the new business in the downtown district – Alpha Nutrition. Discussion was held regarding established businesses in the downtown area including the Health Cottage. Discussion was also held regarding the waste treatment and waste flow from Yoakum Packing and Eddy Packing.

THERE being no further business, the meeting adjourned at 6:08 PM


Gery B. Maneth
President

ATTEST:


Theresa A. Bowe, City Clerk



April 30, 2021
Yoakum City Hall
Conference Room – 11:30 AM

SPECIAL MEETING AND PUBLIC HEARING OF THE YOAKUM ECONOMIC DEVELOPMENT CORPORATION BOARD OF DIRECTORS

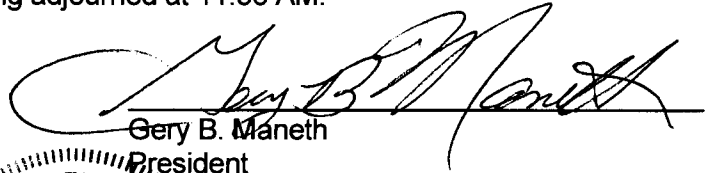
PRESENT: Gery Maneth.....President
Arthur Hermann.....Secretary
Sean Mooney.....Director
Anita R. Rodriguez.....Director
Terry Stokes.....Executive Director
Kevin M. Coleman.....City Manager
Theresa A. Bowe.....City Clerk

ABSENT: Whitney Boone.....Vice-President
Linda Schmidt.....Director

President Maneth called the meeting to order at 11:31 AM and opened a public hearing to receive citizen comments on a proposed allocation of Type B Sales Tax funds associated with the concept of a second industrial park in an amount exceeding \$10,000. Mayor Pro-Tem Carl O'Neill was present. Hearing no comments from the public, the public hearing closed at 11:35 AM.

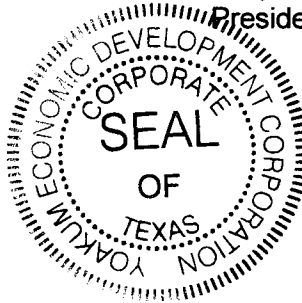
Motion by Director Mooney to recommend to the City Council the approval of the allocation of Type B Sales Tax funds associated with the concept of a second industrial park in an amount exceeding \$10,000. Second was made by Director Hermann. Motion carried unanimously.

There being no further business, the meeting adjourned at 11:36 AM.


Gery B. Maneth
President

ATTEST:


Theresa A. Bowe, City Clerk



May 17, 2021
Yoakum City Hall
Conference Room – 11:30 AM

REGULAR MEETING OF THE YOAKUM ECONOMIC DEVELOPMENT
CORPORATION BOARD OF DIRECTORS

PRESENT: Gery Maneth..... President
Whitney Boone..... Vice-President
Sean Mooney..... Director
Anita R. Rodríguez..... Director
Linda Schmidt..... Director
Kevin M. Coleman..... City Manager
Theresa A. Bowe..... City Clerk

ABSENT: Terry Stokes..... Executive Director

President Maneth called the meeting to order at 11:34 AM and guests were welcomed.

Director Schmidt made a motion to adopt the minutes of the meetings of April 19, 2021, April 26, 2021, and April 30, 2021 as presented. Motion was seconded by Director Mooney and carried unanimously.

Under the President's Report, President Maneth provided an update on property purchased at 306 Irvine Street. The engineer has indicated that information will be provided for the bid packet and requests for bids will be sent out once the information is complete. Questions were posed and addressed regarding the funding amounts to be listed for the upcoming budget cycle. City Manager Coleman will provide a detailed report indicating the breakdown and forward the information to the Board.

The Board received reports from the liaisons to YEDC stakeholders: Director Mooney reported regarding code enforcement issues that have been addressed with City Council. The definition of junk cars was discussed and discussion was held on ways the Council and staff will enforce the regulations. President Maneth met with DeWitt and Lavaca County judges to begin a partnership for economic development options.

Vice-President Boone provided a report from the Marketing and Communications Committee regarding the brand development for the corporation. The committee is looking into companies that will be able to provide a logo for the Board.

The "Cinco de Mayo" celebration coordinated with the Yoakum Area Chamber of Commerce was discussed. Vice-President Boone indicated that there had not been a large number of tickets returned from the restaurants participating in the event.

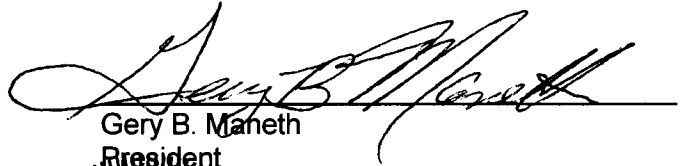
Director Rodriguez provided a report from the Recruitment and Nomination Committee. The committee consists of Director Annie Rodriguez, Mayor Carl O'Neill, Evelyn Miculka, and Connie Zimmerman. Certain nominated individuals were approved by the Committee. The Committee will move forward with contacting the individuals to determine interest of the parties prior to bringing suggestions before the Board to be recommended to City Council for appointment.

Mr. Joe Hagan was present and acknowledged wishing to speak with Executive Director Terry Stokes, indicating a lack of response to phone calls. President Maneth assured Mr. Hagan that ED Stokes will contact him. Mr. Hagan indicated that he would like to speak to ED Stokes in reference to bringing different businesses to Yoakum rather than the same types of businesses that are already established.

Under the Executive Director report, Executive Director Stokes provided a video presented by Director Mooney outlining orientation material for new directors. Discussion was held and suggestions were made that any candidate that is in not in agreement with the information presented during the orientation process should recuse themselves from nomination.

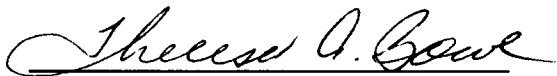
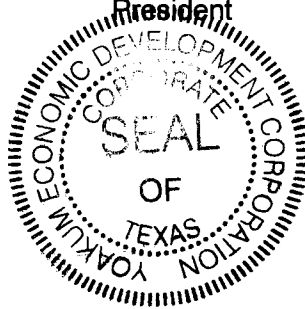
President Maneth announced that the Council would enter into Executive Session at 12:15 PM to deliberate regarding the purchase, exchange, lease, or value of real property (V.T.C.A., Gov. Code, Sec. 551.072). The meeting reopened to the public at 12:28 PM. No action resulted from Executive Session.

There being no further business, the meeting adjourned at 12:28 PM.



Gery B. Maneth
President

ATTEST:


Theresa A. Bowe, City Clerk

June 21, 2021
Yoakum City Hall
Conference Room – 11:30 AM

**REGULAR MEETING OF THE YOAKUM ECONOMIC DEVELOPMENT
CORPORATION BOARD OF DIRECTORS**

PRESENT: Gery Maneth.....President
Whitney Boone.....Vice-President
Sean Mooney.....Director
Anita R. Rodríguez.....Director
Linda Schmidt.....Director
Kevin M. Coleman.....City Manager
Theresa A. Bowe.....City Clerk
Terry Stokes.....Executive Director

ABSENT: None

President Maneth called the meeting to order at 11:30 AM and guests were welcomed.

Director Rodriguez made a motion to adopt the minutes of the meeting of May 17, 2021 as presented. Motion was seconded by Director Schmidt and carried unanimously.

A bid tabulation was presented for the construction of the proposed parking lot at 306 Irvine Street. After review and discussion, Vice-President Boone made a motion to move forward with procedures to authorize the expenditure of sales tax funds in excess of \$10,000. Second was made by Director Schmidt; motion carried unanimously.

Motion by Director Schmidt to schedule a public hearing for the expenditure of sales tax funds in excess of \$10,000 for the development of a parking lot at 306 Irvine Street. Motion was seconded by Vice-President Boone and carried unanimously.

A report was received from Director Mooney in his role as liaison with City Council, providing details of the last City Council meeting. A revised junk vehicle ordinance has been passed on first reading; Director Mooney outlined changes to the guidelines. The purchase of the property owned by the City at the corner of Hwy 77A North and Carl Ramert Drive has been delayed until the closing of the purchase of the property located at 1267 US Hwy 77A North. City Manager Coleman provided details on the joint meeting between the City Council and the Building and Standards Commission.

President Maneth and Executive Director Stokes indicated they had visited with Lavaca County Judge Mark Meyers. Visions were discussed, the need for additional bandwidth for our region was outlined, and each have committed to meeting three to four times per year. President Maneth indicated that Judge Myers seems amenable to economic development in the area.

A report was received from Vice-President Boone from the Marketing and Communications Committee indicating that the proposed logo will be available at the next meeting to present to the Board. Development of a tag line will be the next item on the list, followed by a revision of the website, then the development of a Facebook presence. Information was presented on the outcome of the Cinco De Mayo event hosted in coordination with the Yoakum Area Chamber of Commerce. The event was not as successful as the committee would have hoped, however, it was the first event and provides the committee with something to build on.

Director Schmidt provided a report from the Finance Committee. A grant application was reviewed from The Yoakum Inn. The business submitted an application requesting funds to improve the driveway and parking area through the Small Business Improvement Matching Fund Grant in the amount of \$6,000. After discussion, Director Schmidt made a motion to award funding of a Small Business Improvement Matching Fund Grant to The Yoakum Inn in an amount not to exceed \$6,000. Second was made by Vice-President Boone; motion carried unanimously.

Review was held of a Downtown Business District Revitalization Grant from Embroidery Express. The business will be relocating to the downtown area on W. Grand Avenue. The grant will be utilized to increase the aesthetics of the building. After review, Director Rodriguez made a motion to award funding of a Downtown Business District Revitalization Grant to Embroidery Express in an amount not to exceed 50% of the total allowable expenditures, authorize two years of tax rebates, contingent on the utilization of local contractors when available, and authorize the scheduling of a public hearing related to the expenditure of sales tax funds. Second was made by Director Schmidt; motion carried unanimously.

City Manager Coleman provided information regarding a proposed budget amendment to the 2020-2021 Fiscal Year Budget and preparation of the 2021-2022 Fiscal Year Budget development cycle. Proposed changes were reviewed. Director Schmidt requested a meeting between City staff and the Finance Committee for clarification on information within the provided reports.

Director Rodriguez provided information from the Recruitment and Nomination Committee. Three prospects are interested in the position and interviews are pending. Recommendations will be presented to the Council for consideration of appointment.

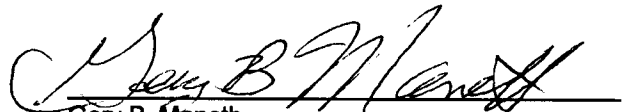
Motion by Vice-President Boone to approve the updated process for the development of the YEDC's 2021-2030 Strategic Plan. Second was made by Director Schmidt; motion carried unanimously.

Vice-President Boone made a motion to approve a request from the Executive Director to increase the budget for strategic planning from \$12,000 to \$15,000. Motion was seconded by Director Moony and carried unanimously.

Under the Executive Director report, Executive Director Stokes spoke on his tour of the Complete Hometown Physical Therapy facility, provided an update on the Golden Crescent Workforce Solutions Corporation, the Yoakum Area Chamber of Commerce's Business Breakfast Program, and distributed economic-development related news articles from the past month.

President Maneth announced that the Board would enter into Executive Session at 12:55 PM for discussion and deliberation regarding the purchase, exchange, lease, or value of real property (V.T.C.A., Gov. Code, Sec. 551.072). The meeting reopened to the public at 1:04 PM. No action resulted from Executive Session.

There being no further business, the meeting adjourned at 1:04 PM.


Gery B. Maneth
President

ATTEST:


Theresa A. Bowe, City Clerk



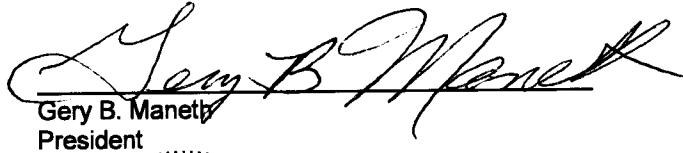
June 25, 2021
Yoakum City Hall
Conference Room – 11:30 AM

PUBLIC HEARING OF THE YOAKUM ECONOMIC DEVELOPMENT
CORPORATION BOARD OF DIRECTORS


PRESENT: Gery Maneth..... President
Anita R. Rodríguez..... Director
Linda Schmidt..... Director
Kevin M. Coleman..... City Manager
Theresa A. Bowe..... City Clerk
Terry Stokes..... Executive Director

ABSENT: Whitney Boone..... Vice-President
Sean Mooney..... Director

No quorum was present; public hearing was not called to order.


Gery B. Maneth
President

ATTEST:


Theresa A. Bowe, City Clerk



June 29, 2021
Yoakum City Hall
Conference Room – 12:00 PM

PUBLIC HEARING OF THE YOAKUM ECONOMIC DEVELOPMENT
CORPORATION BOARD OF DIRECTORS

PRESENT: Gery Maneth..... President
Whitney Boone..... Vice-President
Anita R. Rodriguez..... Director
Linda Schmidt..... Director
Kevin M. Coleman..... City Manager
Theresa A. Bowe..... City Clerk
Terry Stokes..... Executive Director

ABSENT: Sean Mooney..... Director


President Maneth called the meeting to order at 12:08 PM and opened a public hearing to receive citizen comments on a proposed allocation of Type B Sales Tax funds associated with the lot clearing and site construction of property within the 300 block of Irvine Street in an amount not to exceed \$110,000. Ken Eilers was present and made suggestions including raising the elevation of the parking area to assist with drainage; and placement of a concrete wall six to twelve inches tall to assist in deterring the dirt and debris from the adjacent property from flowing onto the parking lot. President Maneth indicated that the YEDC has contacted the adjacent property owner and requested that they place a barrier between the properties to keep the dirt from flowing onto the newly constructed parking lot. Mr. Eilers also pointed out the need to ensure that water flowing from the parking lot does not create flooding for other properties. Hearing no further comments, President Maneth closed the public hearing at 12:15 PM.

Motion by Vice-President Boone to make a recommendation to the City Council to award the bid for the parking lot construction to Pineywoods Construction Services, LLC for the low bid of \$64,745.00 for the lot clearing and site construction of property within the 300 block of Irvine Street. Second was made by Director Schmidt and motion carried with Directors Boone, Schmidt, and Maneth voting in favor; Director Rodriguez voting against.

Motion by Director Schmidt to make a recommendation to the City Council to approve funding associated with the lot clearing and site construction of property within the 300 block of Irvine Street in an amount not to exceed \$110,000. Motion was seconded by Vice-President Boone. Motion carried with Directors Boone, Schmidt, and Maneth voting in favor; Director Rodriguez voting against.

President Maneth opened a public hearing to receive citizen comments on a proposed allocation of Type B Sales Tax funds in the form of a grant in an amount not to exceed \$100,000 in conjunction with the Downtown Business District Revitalization Grant application from Embroidery Express for its location at 218 W. Grand Ave, Yoakum, Texas. Discussion was held regarding contractor selection. Public comment was heard regarding the workmanship of the low bidders and to be cautious when awarding to bidders that are so much lower than others. Hearing no further comments, the public hearing closed at 12:28 PM.

Vice-President Boone made a motion to make a recommendation to City Council to approve the expenditure of Type B Sales Tax funds for a Downtown Business District Revitalization Grant application from Embroidery Express for its location at 218 W. Grand Avenue in an amount not to exceed \$90,000. Motion was seconded by Director Schmidt and carried unanimously.


Gery B. Maneth
President

ATTEST:


Theresa A. Bowe, City Clerk



July 19, 2021
Yoakum Community Center
Conference Room – 11:30 AM

REGULAR MEETING OF THE YOAKUM ECONOMIC DEVELOPMENT
CORPORATION BOARD OF DIRECTORS

PRESENT: Gery Maneth..... President
Whitney Boone..... Vice-President
Layne Brandt..... Director
Sean Mooney..... Director
Anita R. Rodríguez..... Director
Linda Schmidt..... Director
Kevin M. Coleman..... City Manager
Terry Stokes..... Executive Director

ABSENT: Theresa A. Bowe..... City Clerk

President Maneth called the meeting to order at 11:32 AM and guests were welcomed.

Director Rodriguez made a motion to adopt the minutes of the meeting of June 21, 2021 as corrected (spelling - Director Mooney). Motion was seconded by Director Mooney and carried unanimously.

Motion by Vice-President Boone to adopt the minutes of the meeting of June 25, 2021 as presented. Second was made by Director Rodriguez and motion carried unanimously.

Director Rodriguez made a motion to adopt the minutes of the meeting of June 29, 2021 as presented. Second was made by Vice-President Boone; motion carried unanimously.

Under President's Report/Discussion: Comments were provided on Project IP2 in conjunction with the development of a second industrial park; would like to encourage the public to become excited about the project. Structures remain on the property that may be relocated. Instruction was provided to have individuals interested in acquiring those structures to contact Executive Director Stokes or President Maneth for negotiation. A report on construction of a parking lot paving project at 306 Irvine Street was provided. Construction has begun, paving will begin on August 2, 2021 with drainage issues being address. The parking lot will be constructed of black asphalt with striping and a security light in the center. Discussion has been held with surrounding property owners regarding additional drainage issues. An update on the lease of office space in the downtown area for a YEDC Headquarters was provided. A draft lease agreement has been received indicating specific maintenance obligations outlined. The City Attorney has reviewed the agreement and made observations that may need to be addressed. Insurance obligations were reviewed that will be covered through the City of Yoakum insurance. Signage and installation for communications will be the responsibility of the YEDC.

Reports were received from the liaisons to YEDC's stakeholders, as follows: Director Sean Mooney provided information regarding City Council actions. The revised Junk Vehicle ordinance has been passed on second and final reading and is scheduled for publication. Additional information was provided regarding the changes incorporated into City ordinance regarding junk vehicles by City Manager Coleman. Once published, property owners with current infractions will be provided 90 days to bring properties into compliance before enforcement procedures are initiated. The first list of junk vehicles to be reviewed by Council was presented at their June meeting with encouraging results being received. Approval was received from the Council for funding for the parking lot improvements in the amount of \$85,000, and for funding of a grant to Embroidery Express in the amount of \$90,000. Questions were posed and addressed regarding Building and Standards issues, procedures that have been outlined, and how the process has been modified. A report was received from the Chair of the Recruitment and Nomination Committee - Director Anita Rodriguez. Layne Brandt was appointed by the City Council at their July 2021 meeting and information was presented on his qualifications and experience in Yoakum. Michael Trojack has been nominated to the City Council and will be considered for appointment at their meeting in August 2021. His qualifications were reviewed. Both were welcomed to the Board. A report was received from the Chair of the Finance Committee: Director Linda Schmidt extended her thanks to the City staff for assistance with the Finance Report. Details were outlined by City Manager Coleman.

Review was held of the Quarterly Finance Report. After discussion, Director Mooney made a motion to approved the Finance Report as presented. Motion was seconded by Director Schmidt and carried unanimously.

Information was presented on the preliminary YEDC Budget for FY 2021/2022 by City Manager Coleman. Changes were outlined for proposed changes to the YEDC and City agreement as it pertains to the payment of salaries for the Executive Director, City Manager, and other City staff members. After review, Director Schmidt made a motion to approve the preliminary Fiscal Year 2021/2022 YEDC Budget as presented. Second was made by Director Mooney; motion carried unanimously.

Under Executive Director's Report/Discussion: motion by Vice-President Boone approving the issuance of a formal request for bids to secure a vendor to provide Topographical Survey services for Project IP2 (2nd Industrial Park). Second was made by Director Mooney. Motion carried unanimously.

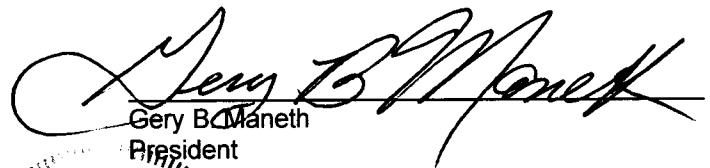
Discussion was held of the requirements for applying for funding from the U.S. Economic Development Administration for the provision of infrastructure on Project IP2 (2nd Industrial Park). Information was presented by Executive Director Stokes. A strategic plan is required for this process. Information was provided on negotiations for an economic development prospect.

Update on the status of development of YEDC's 2021-2030 Strategic Plan. Suggestions were made on expanding accommodations for meetings and office space for the YEDC. Strategic priorities include community involvement and community development. Vocational training options were reviewed. Options for grants for community improvements such as the Little League ballfields. Other suggestions were encouraged. A splashpad has been suggested as part of the strategic plan process.

Economic development-related news articles from the past month were distributed.

President Maneth announced that the Board would enter into Executive Session at 12:38 PM to discuss and deliberation regarding commercial or financial information from a business prospect that the YEDC seeks to have locate, stay, or expand its operations within the City of Yoakum's Extra Territorial Jurisdiction and with which the YEDC is conducting economic development negotiations (V.T.C.A., Government Code, Section 551.087). The meeting reopened to the public at 1:30 PM. No action resulted from Executive Session.

There being no further business, the meeting adjourned at 1:30 PM.


Gery B. Maneth
President

ATTEST:


Theresa A. Bowe, City Clerk

